Avard
Estate Agents

Preston Road

, Brighton, BN1 4QE

Offers over £270,000

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Description

Avard Estate Agents are delighted to present to the market this beautifully presented one-bedroom garden flat, occupying the lower ground floor of an attractive Victorian period building and benefiting from a share of the freehold. Offering spacious and well-maintained accommodation throughout, this charming home combines period character with modern living and is ideally positioned in one of Brighton's most convenient and sought-after locations.

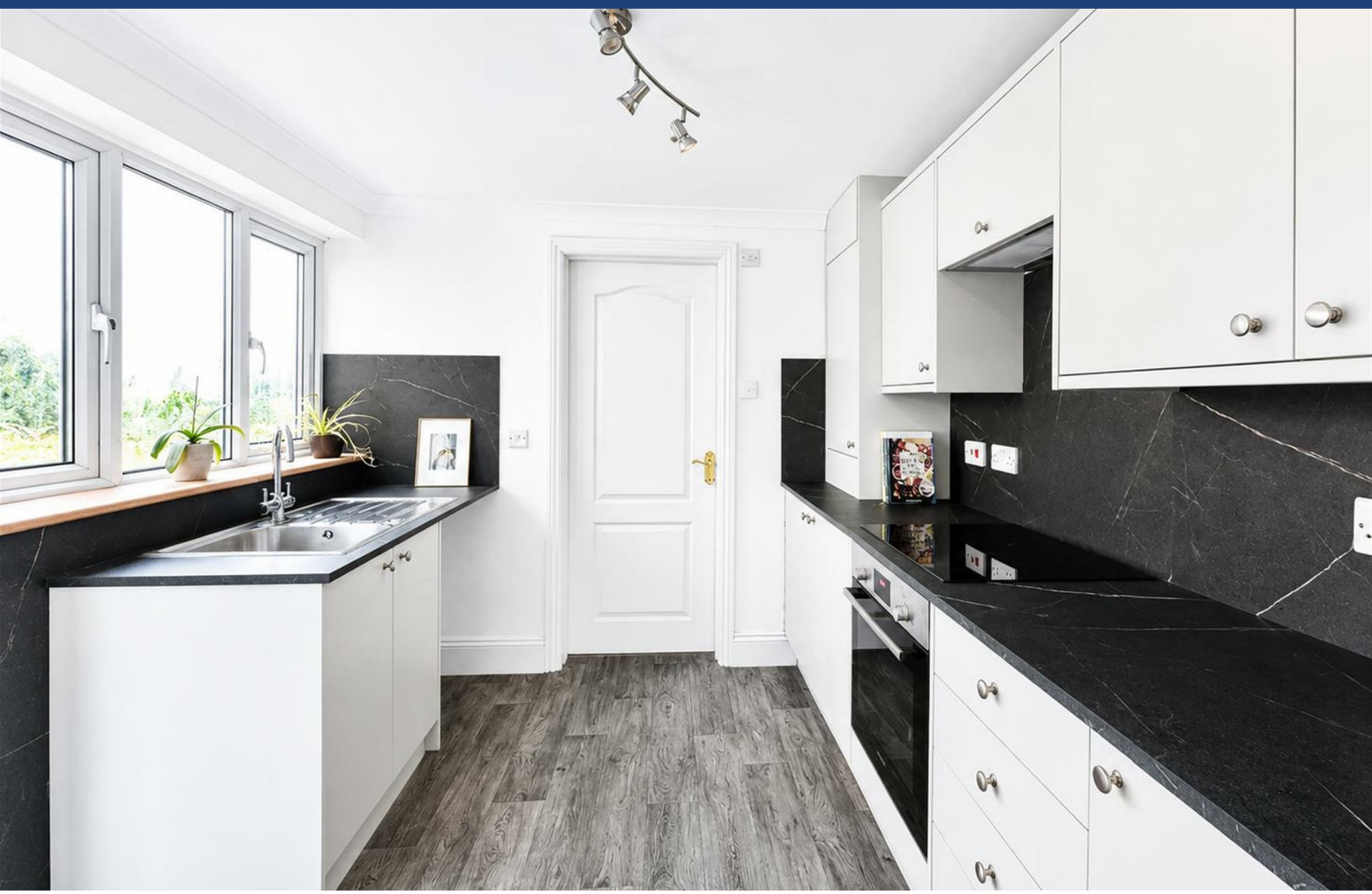
The property is approached via its own private street entrance, leading into a generously sized entrance hallway that provides access to all principal rooms. To the front of the property is a bright and spacious living room overlooking the front garden, creating an attractive and welcoming reception space. The accommodation further comprises a newly modern fitted kitchen, a contemporary bathroom, a separate W.C., and a well-proportioned double bedroom featuring a comprehensive range of built-in wardrobes and direct access to the rear garden through glazed doors.

Externally, the property enjoys the rare benefit of a private west-facing garden, providing an ideal space for outdoor dining, entertaining, or simply enjoying the afternoon and evening sunshine.

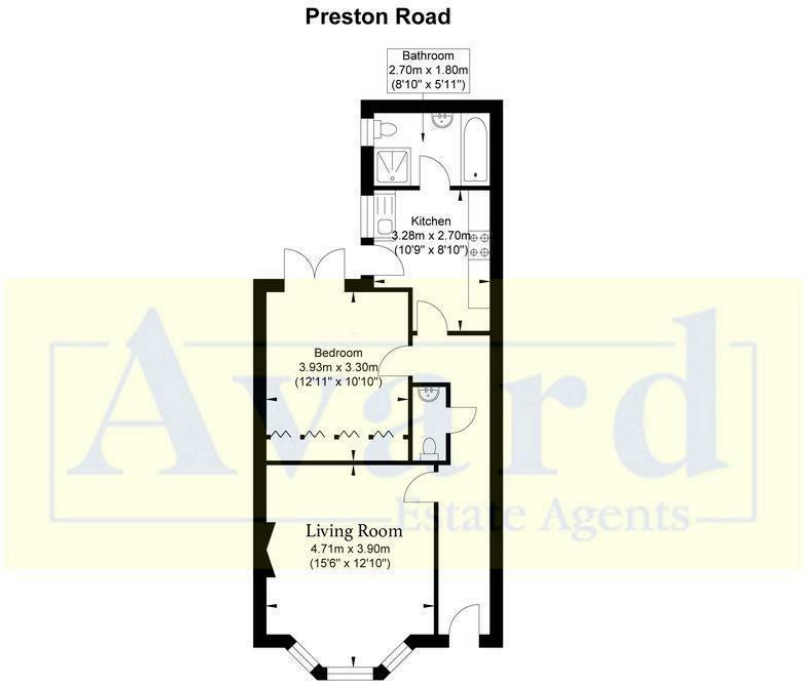
Situated in a highly desirable central location, the property is within easy walking distance of Brighton Mainline Railway Station, making it perfect for commuters. The vibrant amenities of London Road are close by, including an excellent selection of independent cafés, restaurants, shops, supermarkets and the popular Open Market.

The property is also conveniently located for access to the city centre, North Laine district, Brighton seafront, local universities and hospitals. The beautiful green open spaces of Preston Park, with its tennis courts, café and historic manor house, are just moments away, while the nearby South Downs National Park and Devil's Dyke offer excellent opportunities for walking and outdoor recreation.

Call to view this beautiful property.

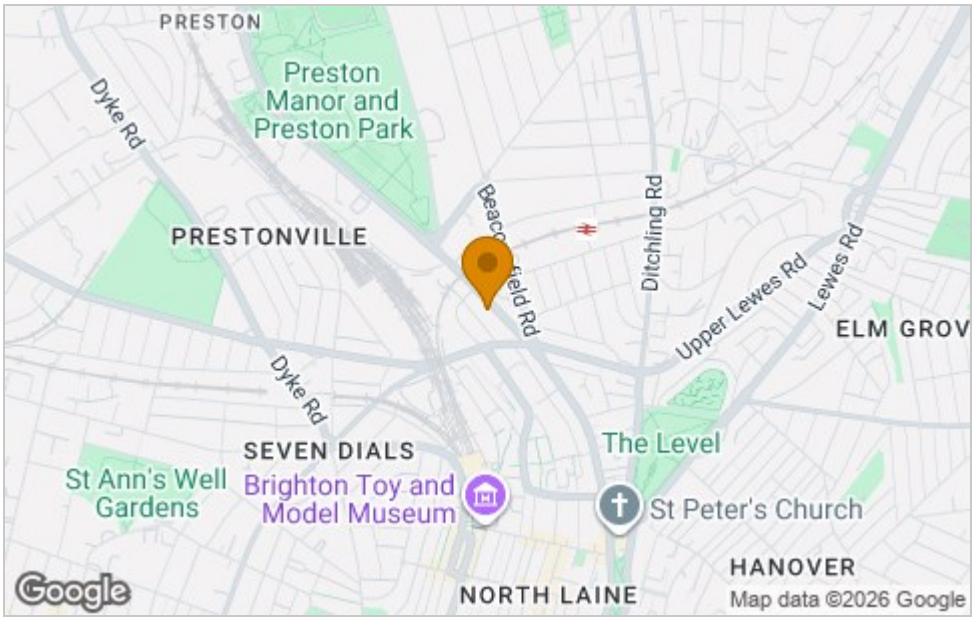


Floor Plan

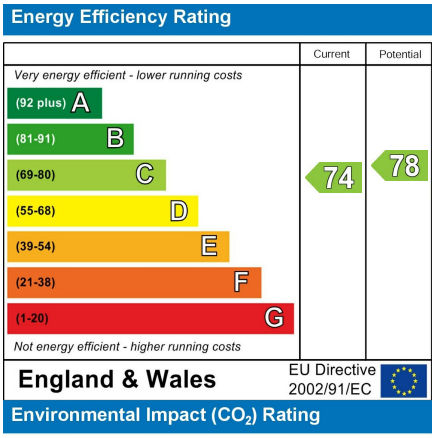


Lower Ground Floor
Approximate Floor Area
584.58 sq ft
(54.31 sq m)
Approximate Gross Internal Area = 54.31 sq m / 584.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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